LONGFELLOW LOGISTICS CENTER

400 Longfellow Court | Livermore, CA
LongfellowLogisticsCenter.com

±610,813 SF
Class A Industrial
Available Q3 2019

JLL®
Jones Lang LaSalle Brokerage, Inc.
Real Estate Brokerage #: 01856260

Townsend Commercial Real Estate

LONGFELLOW LOGISTICS CENTER

Building Overview

610,813 SF with approximately 12,000 SF of office on 34.43 acres

Divisible to 305,000 SF

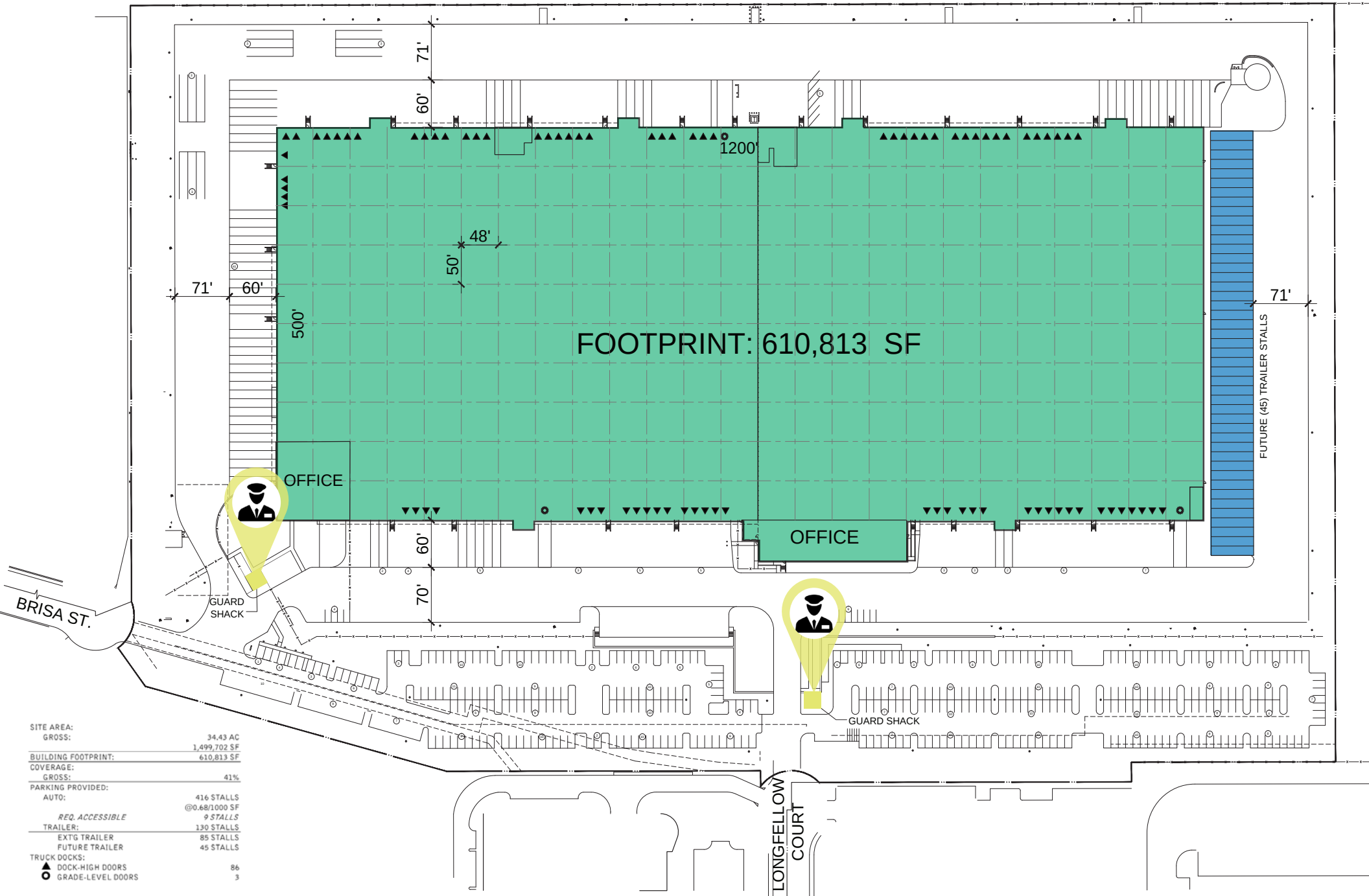
- 32’ clear height
- 4,000 amps, 277/480 volt, 3-phase
- 86 dock-high doors
- Three (3) grade-level doors
- ESFR sprinklers with onsite 250,000-gallon water tank and pump station
- 48’ width x 50’ depth column spacing
- Full dock packages with 40,000lbs hydraulic levelers on all docks (Locks, Lights, Seals)
- Exterior loading apron with 14 loading positions
- 6 inch reinforced slab
- Fully insulated warehouse (R-19)
- 2 fork lift charging stations
- 8 air exchange filtration units
- Dock levelers at three (3) sides of building

- Two (2) secure points of access, each with full-sized guard shack including power, restrooms and internet connectivity
- 416 auto stalls
- 175 trailer stalls
- 10-year roof warranty
- Solar panel ready
- Potential for rail spur
- Exterior perimeter motion detectors
- Fiber optic capabilities

Union Pacific

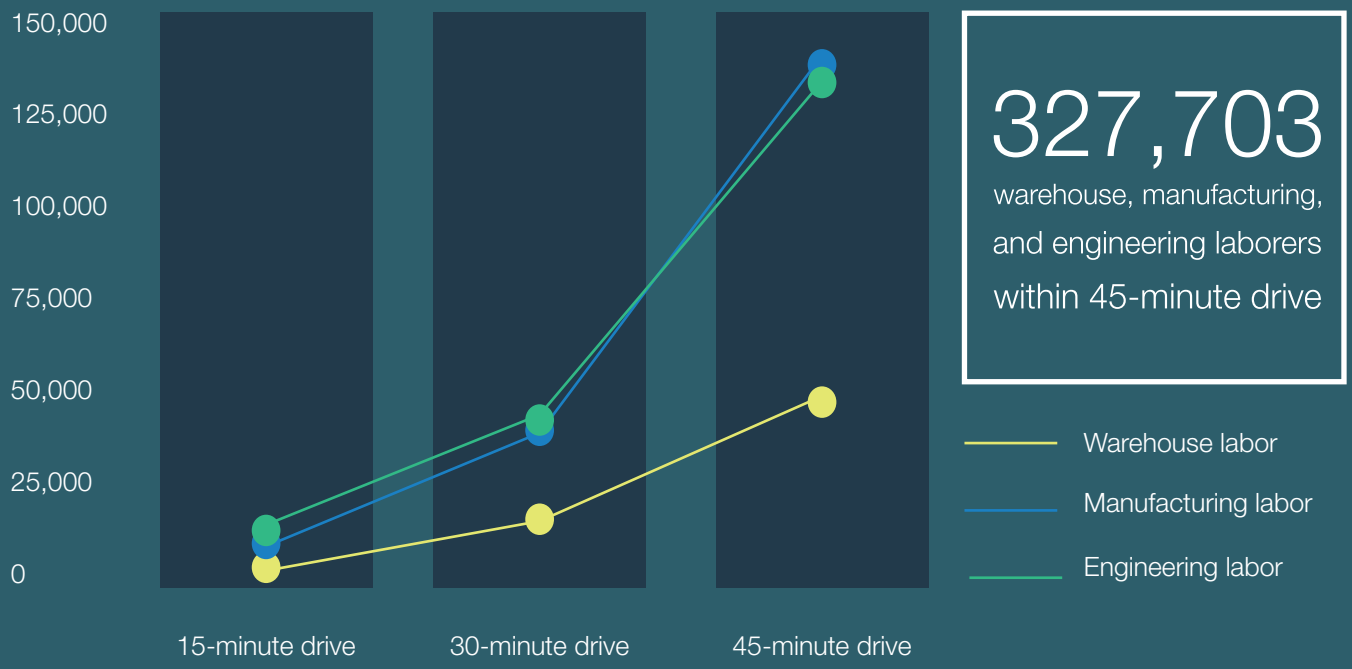
LONGFELLOW LOGISTICS CENTER

Site plan



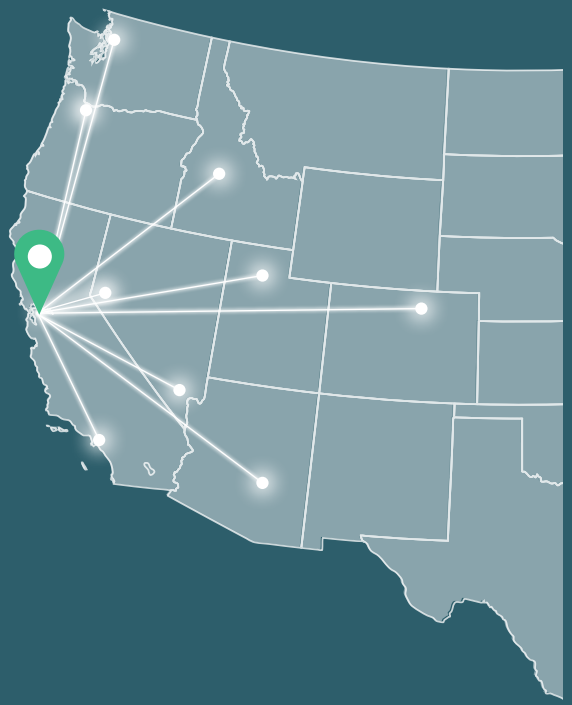
SITE AREA:	
GROSS:	34.43 AC
	1,499,702 SF
BUILDING FOOTPRINT:	610,813 SF
COVERAGE:	
GROSS:	41%
PARKING PROVIDED:	
AUTO:	416 STALLS
	@0.68/1000 SF
REQ. ACCESSIBLE	*9 STALLS*
TRAILER:	130 STALLS
EXTG TRAILER	85 STALLS
FUTURE TRAILER	45 STALLS
TRUCK DOCKS:	
▲ DOCK-HIGH DOORS	86
O GRADE-LEVEL DOORS	3

Access to key workforce



327,703
warehouse, manufacturing, and engineering laborers within 45-minute drive

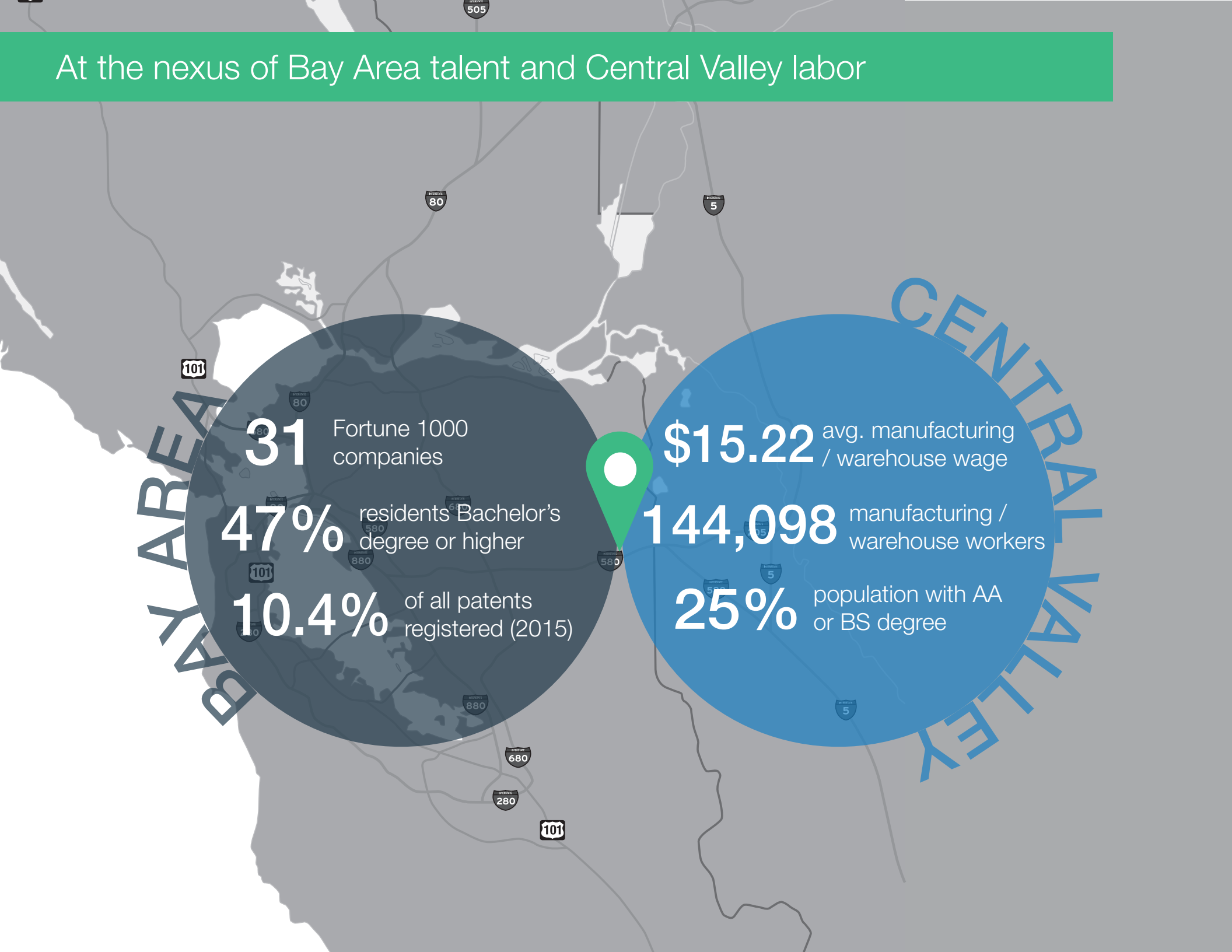
Major market access



Within 50 miles of 5 major Ports / Airports

MARKET	DISTANCE
Tracy	17 miles
Oakland	39 miles
San Jose	41 mies
San Francisco	40 miles
Reno	216 miles
Los Angeles	336 miles
Las Vegas	523 miles
Boise	637 miles
Portland	648 miles
Phoenix	707 miles
Salt Lake City	734 miles
Seattle	821 miles
Denver	1,249 miles

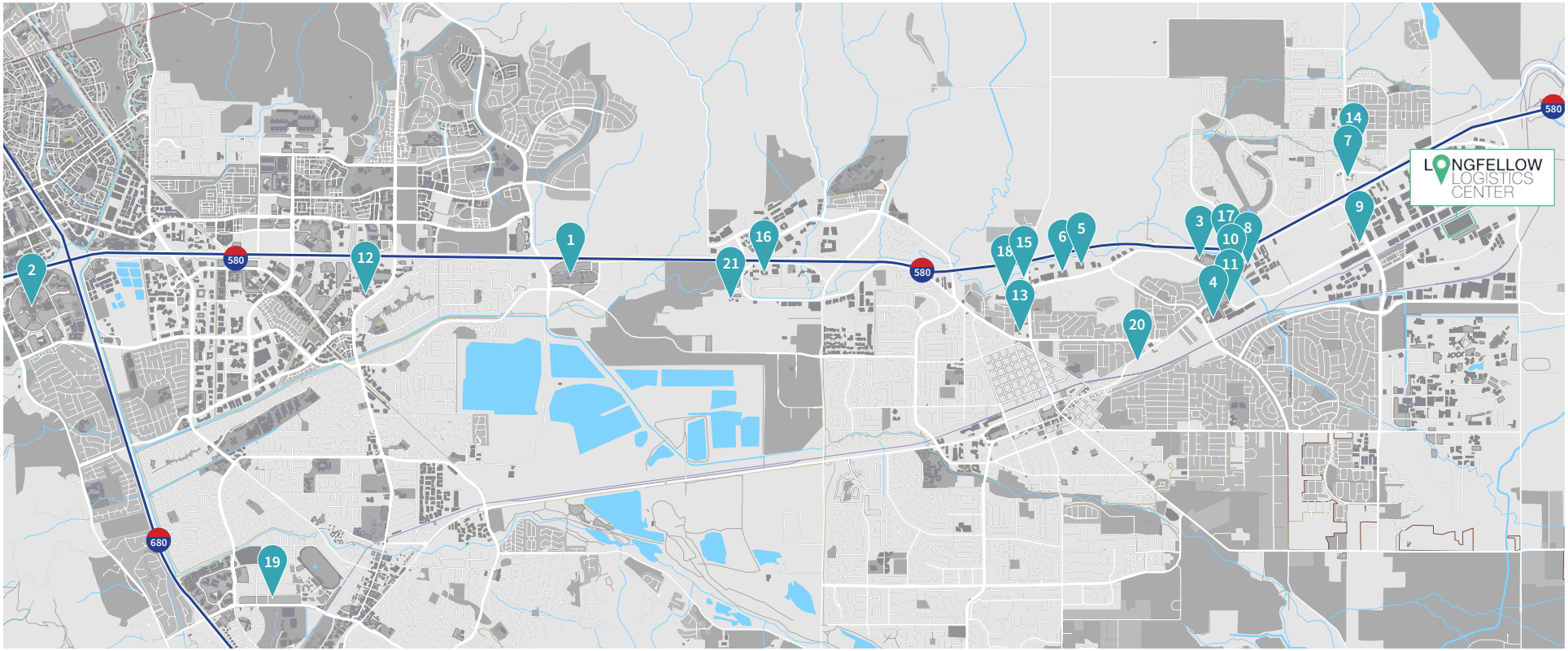
At the nexus of Bay Area talent and Central Valley labor



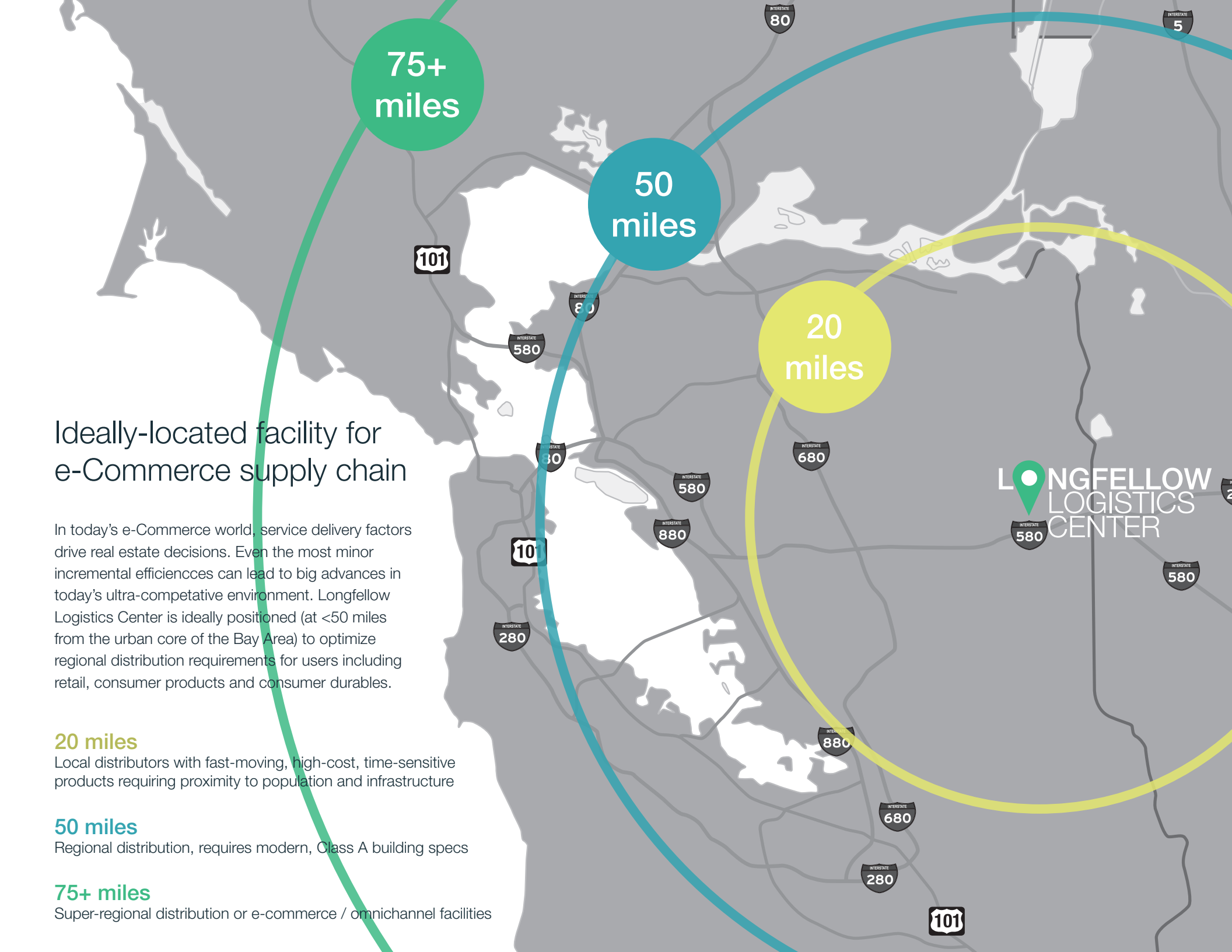
SILICON VALLEY
41 MILES
SAN FRANCISCO
48 MILES
84
GILLIG
TESLA
Dräxlmaier
PROTEIN RESEARCH
VALTECH CORPORATION
Lam RESEARCH
Robert Half Technology
GDCA
Lawrence Livermore National Laboratory
FerroTec
PRO-TEK MFG
FESTO
KAISER PERMANENTE
WAFAB INTL.
A KINETICS COMPANY
Sandia National Laboratories
Union Pacific
IRON MOUNTAIN
TOPCON
FORMFACTOR INC.
TRACY
17 MILES
US. FOODS
KEEPING KITCHENS COOKING.
580
xpedx
AMP
IMG

Points of interest

Longfellow Logistics Center is ideally located nearby various food, retail and health establishments.



1	San Francisco Premium Outlets	8	Chipotle	15	Chevron
2	Stone Ridge Shopping Center	9	Starbucks	16	24 Hour Fitness
3	Target	10	IHOP	17	FedEx Office Print & Ship Center
4	Lowes	11	Safeway	18	US Post Office Distribution Center
5	Kohl's	12	Trader Joe's	19	Alameda County Fairgrounds
6	Walmart	13	Lucky	20	Livermore Casino
7	McDonalds	14	Arco	21	Livermore Municipal Airport



Ideally-located facility for e-Commerce supply chain

In today's e-Commerce world, service delivery factors drive real estate decisions. Even the most minor incremental efficiencces can lead to big advances in today's ultra-competative environment. Longfellow Logistics Center is ideally positioned (at <50 miles from the urban core of the Bay Area) to optimize regional distribution requirements for users including retail, consumer products and consumer durables.

20 miles

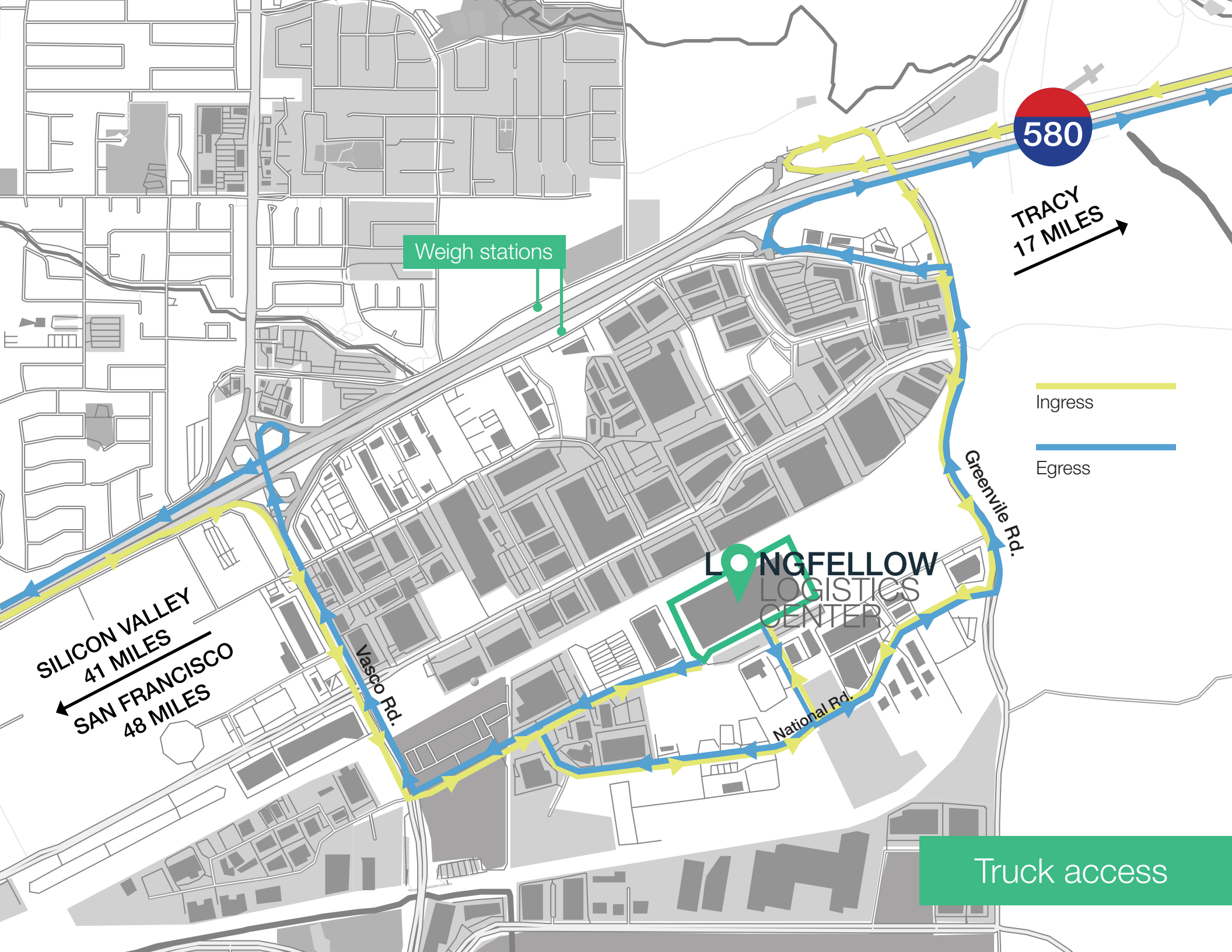
Local distributors with fast-moving, high-cost, time-sensitive products requiring proximity to population and infrastructure

50 miles

Regional distribution, requires modern, Class A building specs

75+ miles

Super-regional distribution or e-commerce / omnichannel facilities


580
TRACY
17 MILES
Weigh stations
Ingress
Egress
Greenville Rd.
LONGFELLOW
LOGISTICS
CENTER
SILICON VALLEY
41 MILES
SAN FRANCISCO
48 MILES
Vasco Rd.
National Rd.
Truck access

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